

**PUBLIC NOTICE
CITY OF PROVIDENCE
ZONING BOARD OF REVIEW
444 WESTMINSTER STREET (2nd Floor)
PROVIDENCE, RI 02903-3206**

Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall, 25 Dorrance Street, Providence, Rhode Island on Monday, April 9, 2012 at 5:30 P.M. when all persons interested will be heard for or against the granting of the following applications pursuant to Section 902 of the Zoning Ordinance:

On March 12, 2012, the Board continued the following matter for further details:

KAREN B. FRIEND: One Weymouth Street (corner Lloyd Avenue), Lot 100 on the Tax Assessor's Plat 11, located in a Residential R-1 One-Family Zone; to be relieved from Sections 202, 202.4, 304 & 304.1(4) in the proposed construction of a new 21' x 10' single-story, one bay addition to the existing garage to support a second vehicle. The applicant seeks a dimensional variance from regulations governing addition and enlargement of a building nonconforming by dimension, and the front and rear yard setbacks. The lot in question contains approximately 5,043 square feet of land area.

On March 12, 2012, the Board continued the following matter for decision only and is closed to further evidence. The Board has reserved the opportunity to question all parties to clarify any concerns it may have in this matter based upon the evidence presented at the February 23, 2012 public hearing.

Pursuant to Rhode Island General Laws, Section 45-24-57(1)(i) and in accordance with Sections 902 and 902.1 of the Zoning Ordinance, the Zoning Board of Review will be meeting as an Appellate Board concerning the following Appeal:

**APPEAL FROM THE DECISION OF
THE DIRECTOR OF THE DEPARTMENT OF INSPECTION AND
STANDARDS**

APPELLANT: GP Arcade Garage, LLC

PROPERTY OWNER: 110 Providence Owner, LLC

**SUBJECT PROPERTY: Vacant land located at 90 Westminster Street,
a/k/a Lot 123 on the Tax Assessor's Plat 20**

**ZONING DISTRICTS: D-1 Downtown Central Business District and DD
Downcity Overlay District (A Street)**

The Appellant is appealing the Director's decision to issue a building permit (No. B2011-3886, dated November 29, 2011) contending that the proposed construction of a surface parking lot is in violation of Sections 502 and 502.2(F)(3) of the Zoning Ordinance.

NEW MATTERS

PAL PROPERTIES, LLC AND KRC, LLC, APPLICANT: 91 Narragansett Avenue (corner Woodmont Street), Lot 31 on Tax Assessor's Plat 125, located in a Heavy Commercial C-4 Zone; to be relieved from Section 303-use code 80 pursuant to Section 200 in the proposed change in use of the existing building from a storage garage to tool manufacturing, a use variance. The lot in question contains approximately 7,005 square feet of land area.

DANIEL S. HARROP: 204 Taber Avenue, Lot 139 on Tax Assessor's Plat 86, located in Residential Single-Family R-1 Zone; to be relieved from Sections 202.4 and 304 in the proposed construction of a new 9'8" x 15'8" addition to the rear of the existing single-family dwelling to be used for a screened porch. The applicant seeks a dimensional variance from regulations governing addition and enlargement of a building nonconforming by dimension, the side and rear yard setbacks, and maximum lot coverage. The lot in question contains approximately 4,207 square feet of land area.

KYLE BELL: 104 Ridge Street, Lot 156 on Tax Assessor's Plat 33, located in a Residential Three-Family R-3 Zone; to be relieved from Sections 303-use code 14, 304 and 417 pursuant to Section 200.5 in the proposed change in use of the existing building (main structure) from six (6) to five (5) dwelling units, and further, to change the use of the building in the rear from jewelry manufacturing to a one-family dwelling, a use variance. The applicant further seeks a dimensional variance relating to lot area per dwelling unit. The lot in question contains approximately 5,938 square feet of land area.

NEW ENGLAND YEARLY MEETING OF FRIENDS, OWNER AND THE LINCOLN SCHOOL, APPLICANT: 271 & 287-309 Butler Avenue, (a/k/a 2-30 Oriole Avenue, 102-108 Paterson Street & 30 East Orchard Avenue), Lot 289 on Tax Assessor's Plat 41, located in a Residential Single-Family R-1 Zone; to be relieved from Section 607.1 pursuant to Section 200 in the proposed installation of ten (10) 2' x 4' banner signs (fronting Butler Ave.) that would be ten (10) feet in height (measured from grade to peak height) and a wall sign measuring 8' x 16' that would be attached the main school building. The applicant seeks a dimensional variance relating to maximum number of signs allowed, the maximum area of signage permitted, and maximum sign height. The lot area in question contains approximately 282,057 square feet of land area.

Motion to confirm Superior Court decision dated January 25, 2008,

and grant dimensional relief in accordance therewith, in the matter of Richard Jessup, Jr. and Karen Jessup v. Thomas A. Palangio and the City of Providence Zoning Board of Review and Thomas A. Palangio v. the City of Providence, et al.

THE ZONING BOARD OF REVIEW WILL BE INSPECTING THE ABOVE PROPERTIES STARTING AT 9:30 A.M. ON MONDAY, APRIL 9, 2012.

LA JUNTA DE REVISIONES DE ZONA ESTARA HACIENDO INSPECCIONES SOBRE ESTAS PROPIEDADES EMPESANDO A LAS 9:30 A.M. EL LUNES, ABRIL 9, 2012.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECTION DE LA JUNTA DE REVISIONES

DE ZONA.

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.

PETER D. CARNEVALE, SECRETARY

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